



Your best property Investment
with
Your best Real estate option.



Home / Builder Background/ Layouts/ Feature List/ First time buyer incentive/ Amenities

Welcome.



WELCOME Palm Square...

Elegance and Sophistication all within your reach...

Palm Square is a Condominium community composed of beautiful 2 bedroom + den, 2 bath. Located in the City of Belle Isle which is centrally located between the Orlando International Airport and Downtown Orlando.



The 3 spacious floor plans can accommodate all, whether you are single, require a second home or have a family. Come to see the innovative floor plans with the custom archway entryways to the spacious bathrooms and bedrooms. You will love our condos. !!!



What makes Palm Square different? Several Things starting with buyers will get the new construction benefits without the new constructions cost. The developer did not spare any cost in renovating the units from 100% new plumbing 100% new wiring, new AC and water heater units, see the complete list under the "Features section. All units also come DSL pre-wired for wireless access.

Palm Square also has one of the lowest association fees in all of Orlando, making it a very affordable residence for you.

Combined with the exceptional First Time Homebuyer program.

The payments are very attractive starting at just \$1,165 per month.

Come visit our sales office today. Open Monday-Saturday 10am-6pm and Sunday 12pm-5pm.



Builder Background



BUILDER BACKGROUND

Capri Contractors, INC/ Capri Homes Corp, Inc is the Builder and Developer.

Capri Contractors, Inc. /Capri Homes Corp has created some of Central Florida's most prestigious residential communities and custom built homes. The Capri Contractors organization takes extraordinary measures to ensure that every project we construct gives our clients a blend of beauty and comfort. Our company's top priority is to ensure quality and craftsmanship in our finished product for our clients and homeowners.

Owner Mario Prieto has been working with the area's leading architects designers and sub-contractors for twenty-six years. He is a hand on builder that strives to ensure that quality and craftsmanship is his company's top priority.

Mr. Prieto has handled several developments and condo conversion projects in the Orlando area primarily for Central Florida Investments (CFI). In late 2004, Capri Homes completed a 101 lot subdivision (called Lake Gloria Shores) located about 1 mile from current Palm Square property. He is presently building two 100+ townhouse projects in the Apopka area (outer Orlando). He is also building high-end townhomes in Lake County, Florida. He is very active as a developer this being his 11th development. Member of the Central Florida Builder's Association and Latin Builder's Association.

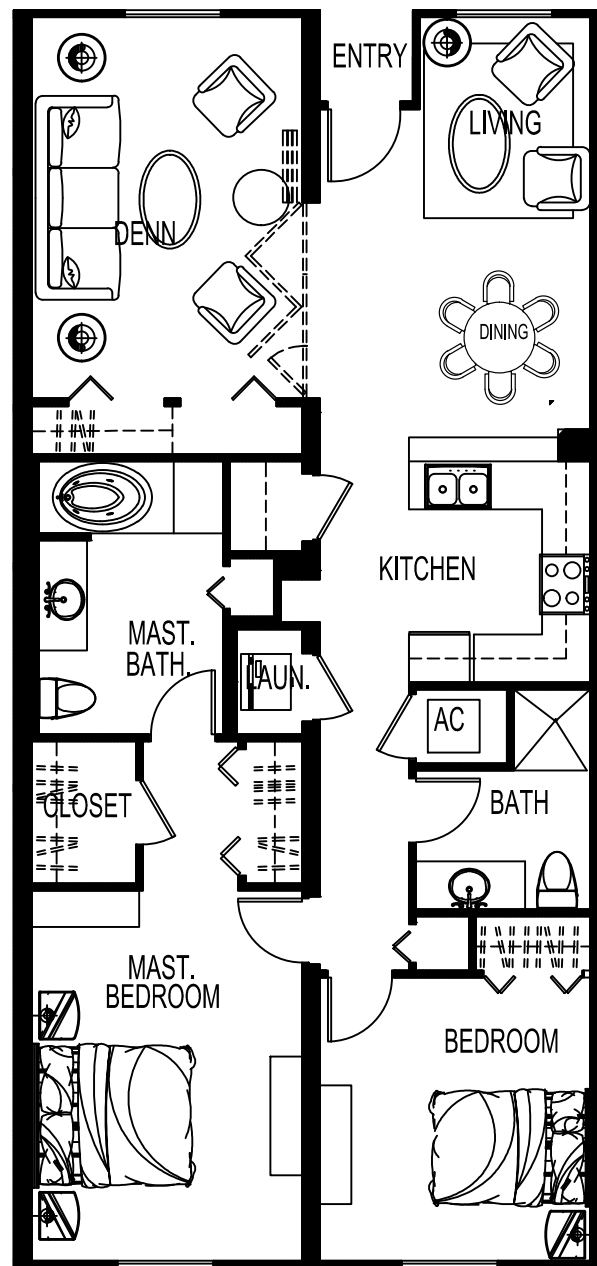
Capri ensures that every residential or commercial project they build delivers the highest standard of quality that sets them apart from other construction companies.

Capri chooses Orlando areas that are already established and that are not overly saturated by new constructions therefore providing a sound investment and community for its buyers.

RESIDENCE "A"

2 BEDROOMS-2 BATHS + DENN

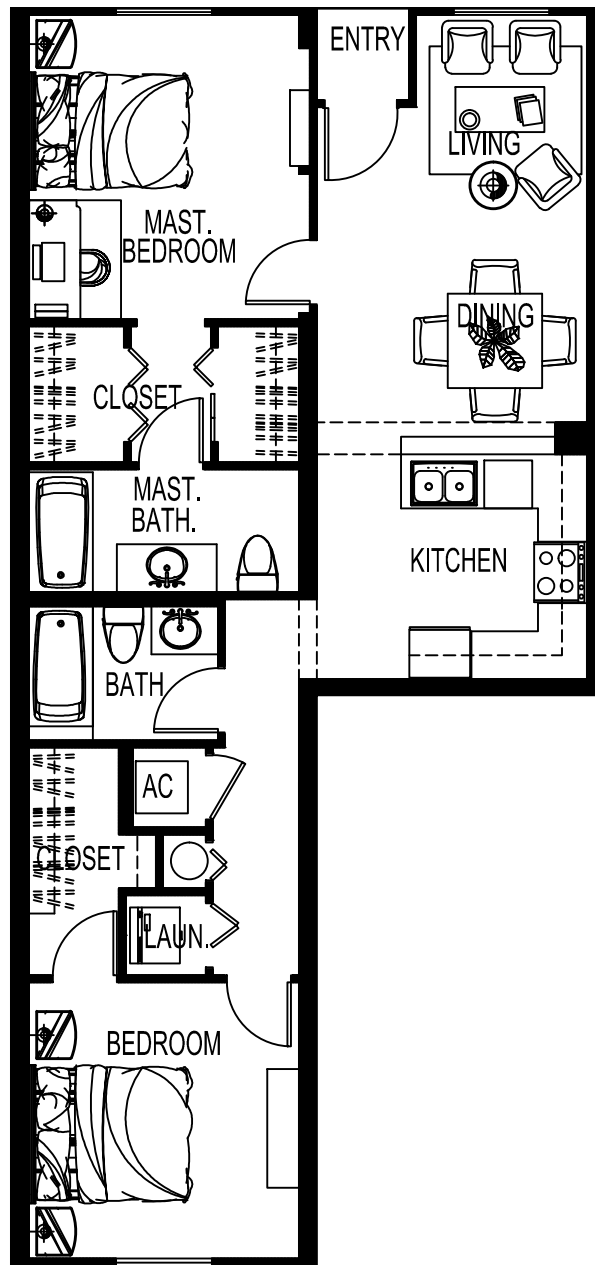
TOTAL AC AEREA= 1,161 sq.ft.



RESIDENCE "B"

2 BEDROOMS-2 BATHS

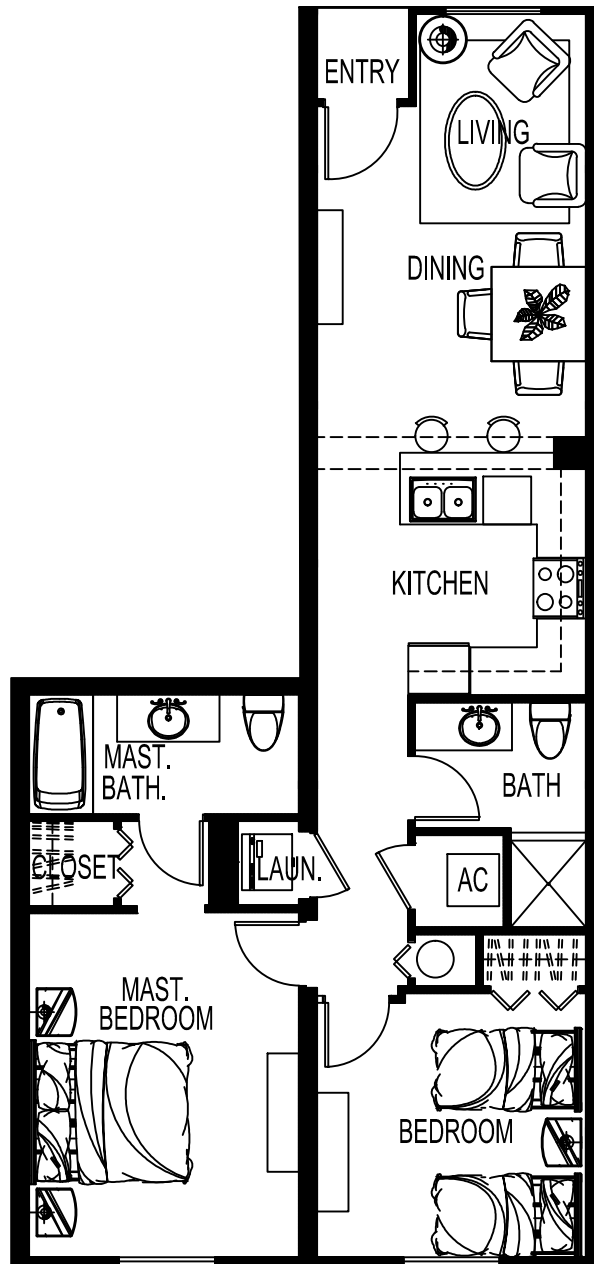
TOTAL AC AEREA= 905 sq.ft.



RESIDENCE "C"

2 BEDROOMS-2 BATHS

TOTAL AC AEREA= 867 sq.ft.



Features List



FEATURES LIST

1. - Capri Homes One Year Limited Warranty Program & 10 years Limited Structural Warranty.
- 2.-Structural Features:
 - a) Monolithic Slab Reinforced w/#5 Steel
 - b) Seamless Water Lines under Slab
 - c) Professionally Engineered Truss Roof
 - d) Stud Straps & Hurricane clips for added Strength
 - e) Wood Construction-Stucco Outside
 - f) Min. 125 Amp Electrical Service
 - g) Safety Ground Fault Electrical
 - h) Receptacles in Baths, Garage & Exterior (GFI)
 - i) Full Utility Connections

Energy Serving Features

- a) Ceiling Insulations Blown or Batted (R-19)
 - b) Insulated Steel Entrance Doors
 - c) Aluminum Vented Soffit & Facia
 - d) Roof Overhangs
 - e) 40 Gallon Energy Miser Hot Water Heater
 - f) Min 11 SEER AC & Heating System
 - g) Dryer Vent to Outside
 - h) Energy Efficient Polycel Expanding Sealant
- 4.-Fully Equipped Deluxe kitchen:
 - a) Custom Wood Cabinets
 - b) Mica Countertops

First time home buyer incentives



WHAT IS FHA?

How loans have been helping people become homeowners since 1934.

How do we do it? The Federal Housing Administration (FHA) – which is part of HUD – insures the loan so you lender can offer you a better deal.

- Low down payments
- Low closing costs
- Easy credit qualifying
- Credit does not have to be perfect
- Income does not have to be very high.

FHA might be just what you need. Your down payment can be as low as 3% of the purchase price, and most of your closing cost and fees can be included in the loan. FHA-insured loans are available in urban and rural areas for single family homes, for 2-unit, 3-unit, and 4-unit properties and for condominiums. Interest rates on FHA loans are generally market rates, while down payment requirements are lower than for conventional loans. Down payments can be as low as 3 percent and closing costs can be wrapped into the mortgage.

With an FHA-insured mortgage, you can make extra payments toward the principal when you make your regularly monthly payment. By making extra payments you can repay the loan faster and save on interest. You can also pay off the entire balance of your FHA-insured mortgage at any time.

PALM SQUARE AT BELLE ISLE IS OFFERING FHA PACKAGES TO IT'S FIRST TIME HOMEBUYERS. PLEASE CALL OUR SALES REPS FOR MORE INFORMATION.

Amenities



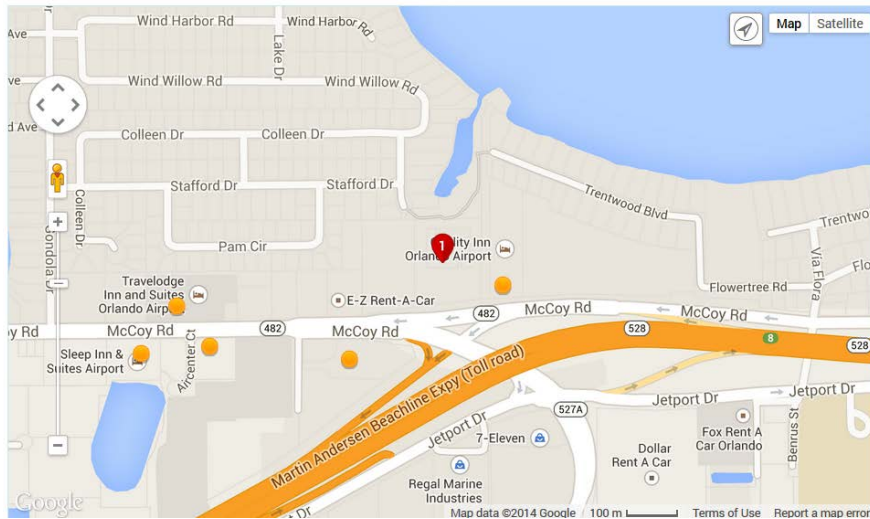
Our Amenities Include:

Resort Style Swimming Pool in Center of Property with Large Sundeck
Clubhouse

- Fitness Center
- Conference/Recreational Area
- Barbeque and Picnic Area by Pool
- Gated Access to Building

Location

Map



Ideal Location

Address: **Palm Square 2323 McCoy Road; Orlando, FL 32809**

Across from 528 Expressway

10 Minutes from Downtown Orlando

15 Minutes from Theme Parks

5 Minutes from Orlando International Airport

[Show Map](#)